

The Nett Group Real Estate Advisors

# SELLER REPORT



1441 Redman Blvd | St Louis

TheNettGroup.com • 636.614.5132

## Residential Single Line

| Distance | MLS #    | St | Status     | Date | P Type | Address              | Muni/Twp       | City         | Area | CDOM | Price Bd    | Bth     | Sqft  | Abv | Lst    | Age | Off ID  |
|----------|----------|----|------------|------|--------|----------------------|----------------|--------------|------|------|-------------|---------|-------|-----|--------|-----|---------|
| 0.1 mi   | 20023347 | A  | 04/14/2020 | RESI |        | 1476 Widefields Lane | Unincorporated | St Louis     | 46   | 21   | \$62,000.3  | 1 (1 0) | 912   |     | 0.2344 | 59  | RDKY02  |
| 0.0 mi   | 20009140 | A  | 03/27/2020 | RESI |        | 1441 Redman Blvd     | Unincorporated | St Louis     | 46   | 39   | \$78,000.3  | 2 (1 1) | 900   |     | 0.1720 | 56  | KWRCD05 |
| 0.2 mi   | 20025423 | A  | 04/22/2020 | RESI |        | 1457 Widefields Lane | Unincorporated | St Louis     | 46   | 13   | \$79,564.2  | 1 (1 0) | 912   |     |        | 60  | KWRCD01 |
| 0.2 mi   | 19049309 | C  | 09/01/2019 | RESI |        | 1507 Farmview Ave    | Unincorporated | St Louis     | 46   | 5    | \$57,500.3  | 2 (2 0) | 1,760 |     | 0.2780 | 60  | KWRCD03 |
| 0.2 mi   | 19041635 | S  | 08/07/2019 | RESI |        | 1507 Twillman Ave    | Unincorporated | St Louis     | 46   | 63   | \$60,000.3  | 2 (1 1) | 1,026 |     | 0.5940 | 59  | OWAR01  |
| 0.1 mi   | 20022267 | S  | 04/07/2020 | RESI |        | 1508 Reale Ave       | Unincorporated | St Louis     | 46   | 63   | \$97,250.3  | 2 (1 1) | 925   |     | 0.1750 | 51  | NRTM01  |
| 0.1 mi   | 19085011 | S  | 01/24/2020 | RESI |        | 11914 Bellefontaine  | Unincorporated | St Louis     | 46   | 12   | \$720,110.4 | 2 (2 0) | 1,368 |     | 0.9180 | 93  | KWRCD01 |
| 0.2 mi   | 20015128 | S  | 04/28/2020 | RESI |        | 1507 Twillman Ave    | Unincorporated | St Louis     | 46   | 16   | \$720,000.3 | 2 (1 1) | 1,116 |     | 0.9940 | 100 | RMXR01  |
| 0.2 mi   | 18089385 | X  | 05/09/2019 | RESI |        | 1510 Reale Ave       | Unincorporated | St Louis     | 46   | 38   | \$64,900.3  | 1 (1 0) | 1,026 |     | 0.1780 | 57  | CBG 05  |
| 0.2 mi   | 19058492 | X  | 11/08/2019 | RESI |        | 1469 Fairmeadows     | Unincorporated | St Louis     | 46   | 97   | \$71,000.2  | 2 (1 1) | 912   |     | 0.1730 | 60  | CABL01  |
| 0.2 mi   | 19046647 | X  | 09/30/2019 | RESI |        | 1462 Fairmeadows     | Unincorporated | Spanish Lake | 46   | 73   | \$105,000.3 | 2 (1 1) | 912   |     |        | 59  | MORE01  |
| 0.1 mi   | 19043558 | C  | 07/27/2019 | RESI |        | 1508 Redman          | Unincorporated | St Louis     | 46   | 23   | \$50,000.3  | 2 (1 1) | 900   |     | 0.1840 | 54  | WCLK01  |
| 0.2 mi   | 19024515 | C  | 10/04/2019 | RESI |        | 11927 Homestead Ave  | Unincorporated | St Louis     | 46   | 65   | \$54,900.3  | 2 (1 1) | 912   |     | 0.1820 | 58  | CBG 06  |
| 0.2 mi   | 19013610 | C  | 05/14/2019 | RESI |        | 1451 Fairmeadows     | Unincorporated | St Louis     | 46   | 71   | \$67,000.4  | 1 (1 0) | 912   |     | 0.1730 | 60  | UPTM01  |
| 0.2 mi   | 19013608 | C  | 05/14/2019 | RESI |        | 1455 Redman          | Unincorporated | St Louis     | 46   | 71   | \$60,000.3  | 2 (1 1) | 900   |     | 0.1440 | 54  | UPTM01  |
| 0.2 mi   | 19063649 | C  | 09/19/2019 | RESI |        | 1441 Redman          | Unincorporated | St Louis     | 46   | 27   | \$89,900.3  | 2 (1 1) | 900   |     | 0.1900 | 53  | ULTM01  |
| 0.2 mi   | 19074978 | C  | 12/02/2019 | RESI |        | 1507 Twillman Ave    | Unincorporated | St Louis     | 46   | 47   | \$112,500.3 | 2 (1 1) | 1,116 |     | 0.9940 | 99  | RMXR01  |

### Search Criteria

Transaction Type is one of 'Sale', 'Auction'

Status is one of 'Active', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending'

Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled'

Search Contractual Date is 5/5/2020 to 5/6/2019

Latitude, Longitude is within 0.25 mi of 20000140

State Or Province is 'Missouri'

Price is 50000 to 150000

Selected 18 of 18 results.

Listings as of 05/05/2020 at 7:16 AM

## CMA 1 Line (Landscape)

Property Type: Residential

Transaction Type is one of 'Sale', 'Auction', 'Coming Soon', 'Active Under Contract', 'Hold', 'Pending', 'Status is one of 'Closed', 'Expired', 'Withdrawn', 'Cancelled' Search  
Contractual Date is 5/5/2020 to 5/6/2019 Latitude, Longitude is within 0.25 mi of 20000140 State Or Province is Missouri Price is 50000 to 150000

### Residential

#### Active Properties

| Listing # | Address              | Area           | Community   | Bd Bth    | SqFt | Liv Ar | Lot Sz | Age      | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|----------------------|----------------|-------------|-----------|------|--------|--------|----------|----------|---------|------|------------|------------|
| 20023347  | 1476 Widefields Lane | Hazelwood East | Broadlawns  | 3 1 (1 0) | 912  | 912    | 0.234  | 59       | 04/14/20 | \$67.98 | 21   | \$62,000   | \$62,000   |
| 20000140  | 1441 Redman Blvd     | Hazelwood East | Northdale 2 | 3 2 (1 1) | 900  | 1,550  | 0.172  | 56       | 03/27/20 | \$86.67 | 39   | \$78,000   | \$78,000   |
| 20025423  | 1457 Widefields Lane | Hazelwood East | Broadlawn 5 | 2 1 (1 0) | 912  |        | 60     | 04/22/20 |          | \$87.24 | 13   | \$79,564   | \$79,564   |

#### Active Totals

|                 |   |           |     |       |       |  |      |  |  |          |     |          |          |
|-----------------|---|-----------|-----|-------|-------|--|------|--|--|----------|-----|----------|----------|
| Listing Count : | 3 | Averages: | 908 | 1,231 | 0.203 |  |      |  |  | \$80.63  | 24  | \$73,188 | \$73,188 |
|                 |   | Price :   |     |       |       |  | High |  |  | \$79,564 | Low | \$62,000 | Median   |
|                 |   |           |     |       |       |  |      |  |  |          |     |          | \$78,000 |

#### Coming Soon Properties

| Listing # | Address           | Area           | Community        | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt | CDOM | Orig Price | List Price |
|-----------|-------------------|----------------|------------------|-----------|-------|--------|--------|-----|----------|---------|------|------------|------------|
| 20026616  | 1587 Farmview Ave | Hazelwood East | Twillman Heights | 5 2 (2 0) | 1,260 | 1,260  | 0.278  | 80  | 05/01/20 | \$86.51 |      | \$109,000  | \$109,000  |

#### Coming Soon Totals

|                 |   |           |       |       |       |  |      |  |  |           |     |           |           |
|-----------------|---|-----------|-------|-------|-------|--|------|--|--|-----------|-----|-----------|-----------|
| Listing Count : | 1 | Averages: | 1,260 | 1,260 | 0.278 |  |      |  |  | \$86.51   |     | \$109,000 | \$109,000 |
|                 |   | Price :   |       |       |       |  | High |  |  | \$109,000 | Low | \$109,000 | Median    |
|                 |   |           |       |       |       |  |      |  |  |           |     |           | \$109,000 |

#### Closed Properties

| Listing # | Address             | Area           | Community        | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age | Date     | \$/SqFt  | CDOM | Orig Price | List Price | Sold Price | SP%LP  |
|-----------|---------------------|----------------|------------------|-----------|-------|--------|--------|-----|----------|----------|------|------------|------------|------------|--------|
| 19048393  | 1507 Twillman Ave   | Hazelwood East | John C Twillman  | 3 2 (1 1) | 1,116 | 1,116  | 0.994  | 99  | 08/01/19 | \$51.52  | 5    | \$59,000   | \$59,000   | \$57,500   | 97.46  |
| 19041625  | 1553 Reale Ave      | Hazelwood East | Northdale 2      | 3 2 (1 1) | 1,026 |        | 0.172  | 59  | 08/22/19 | \$58.48  | 63   | \$64,500   | \$64,500   | \$60,000   | 93.02  |
| 20022287  | 1508 Farmview Ave   | Hazelwood East | Northdale 2      | 3 2 (1 1) | 925   |        | 0.175  | 51  | 04/07/20 | \$98.65  | 0    | \$91,250   | \$91,250   | \$91,250   | 100.00 |
| 19085011  | 11914 Bellefontaine | Hazelwood East | Twillman Heights | 4 2 (2 0) | 1,368 |        | 0.918  | 93  | 01/24/20 | \$87.80  | 12   | \$119,900  | \$119,900  | \$120,110  | 100.18 |
| 20015128  | 1507 Twillman Ave   | Hazelwood East | John C Twillman  | 3 2 (1 1) | 1,116 |        | 0.994  | 100 | 04/28/20 | \$115.59 | 16   | \$125,000  | \$125,000  | \$129,000  | 103.20 |

#### Closed Totals

|                 |   |           |       |       |       |  |      |  |  |           |     |          |          |          |          |
|-----------------|---|-----------|-------|-------|-------|--|------|--|--|-----------|-----|----------|----------|----------|----------|
| Listing Count : | 5 | Averages: | 1,110 | 1,116 | 0.651 |  |      |  |  | \$82.41   | 19  | \$91,930 | \$91,930 | \$91,572 | 98.77    |
|                 |   | Price :   |       |       |       |  | High |  |  | \$129,000 | Low | \$57,500 | Median   |          | \$91,250 |
|                 |   |           |       |       |       |  |      |  |  |           |     |          |          |          |          |

#### Expired Properties

| Listing # | Address          | Area           | Community    | Bd Bth    | SqFt  | Liv Ar | Lot Sz | Age      | Date     | \$/SqFt  | CDOM | Orig Price | List Price |
|-----------|------------------|----------------|--------------|-----------|-------|--------|--------|----------|----------|----------|------|------------|------------|
| 18089385  | 1510 Reale Ave   | Hazelwood East | Northdale 2  | 3 1 (1 0) | 1,026 | 1,026  | 0.178  | 57       | 05/10/19 | \$63.26  | 38   | \$64,900   | \$64,900   |
| 19058492  | 1469 Fairmeadows | Hazelwood East | Broadlawns 4 | 2 2 (1 1) | 912   | 912    | 0.173  | 60       | 11/08/19 | \$77.85  | 97   | \$81,000   | \$71,000   |
| 19046647  | 1462 Fairmeadows | Hazelwood East | Broadlawns 4 | 3 2 (1 1) | 912   |        | 59     | 10/01/19 |          | \$115.13 | 73   | \$105,000  | \$105,000  |

#### Expired Totals

|                 |   |           |     |     |       |  |  |  |  |         |    |          |          |
|-----------------|---|-----------|-----|-----|-------|--|--|--|--|---------|----|----------|----------|
| Listing Count : | 3 | Averages: | 950 | 969 | 0.176 |  |  |  |  | \$85.41 | 69 | \$83,633 | \$80,300 |
|-----------------|---|-----------|-----|-----|-------|--|--|--|--|---------|----|----------|----------|

Presented By: Mike Nettemeyer Phone: 636-614-5132

Featured properties may not be listed by the office/agent presenting the brochure.

All information herein has not been verified and is not guaranteed.

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Listings as of 05/05/2020 at 7:16 AM

## CMA 1 Line (Landscape)

Property Type: Residential

Residential

| Price :              |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
|----------------------|---------------------|----------------|-----------------|----|-----|------|--------|-------|-------|-----|----------|----------|----------|------------|------------|
| Cancelled Properties |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| Listing #            | Address             | Area           | Community       | Bd | Bth | SqFt | Liv Ar | Lot   | Sz    | Age | Date     | \$/SqFt  | CDOM     | Orig Price | List Price |
| 19043558             | 1508 Redman         | Hazelwood East | Northdale 2     | 3  | 2   | (1   | 1)     | 900   | 0.184 | 54  | 07/27/19 | \$55.56  | 23       | \$50,000   | \$50,000   |
| 19024515             | 11927 Homestead Ave | Hazelwood East | Broadlawns 5    | 3  | 2   | (1   | 1)     | 912   | 0.182 | 58  | 10/08/19 | \$60.20  | 65       | \$54,900   | \$54,900   |
| 19013610             | 1451 Fairmeadows    | Hazelwood East | Broadlawns 4    | 4  | 1   | (1   | 0)     | 912   | 0.173 | 60  | 05/14/19 | \$62.50  | 71       | \$57,000   | \$57,000   |
| 19013608             | 1455 Redman         | Hazelwood East | Northdale 2     | 3  | 2   | (1   | 1)     | 900   | 0.144 | 54  | 05/14/19 | \$66.67  | 71       | \$64,000   | \$64,000   |
| 19063649             | 1441 Redman         | Hazelwood East | Northdale 2     | 3  | 2   | (1   | 1)     | 900   | 0.190 | 53  | 09/19/19 | \$99.89  | 27       | \$89,900   | \$89,900   |
| 19074978             | 1507 Twillman Ave   | Hazelwood East | John C Twillman | 3  | 2   | (1   | 1)     | 1,116 | 0.994 | 99  | 12/02/19 | \$100.81 | 47       | \$125,000  | \$112,500  |
| Cancelled Totals     |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| Listing Count :      | 6                   | Averages:      |                 |    |     | 940  | 908    | 0.311 |       |     | \$74.27  | 51       | \$73,467 |            | \$70,717   |
| Price :              |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| High                 |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| Low                  |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| Median               |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| \$50,000             |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| \$54,900             |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |
| \$58,500             |                     |                |                 |    |     |      |        |       |       |     |          |          |          |            |            |

Cross Property On Market Counters

| MLS #    | Type | Stat | Stat Date | Address          | City     | Area | DOM | Price    | Client Portals | Client Views | Client Favorites | Client Possibilities | Auto Enrolls | Prev 14 Day Views | Agent Published | Agent Rejected | Agent Views |
|----------|------|------|-----------|------------------|----------|------|-----|----------|----------------|--------------|------------------|----------------------|--------------|-------------------|-----------------|----------------|-------------|
| 20000140 | RESI | ACT  | 03/27/20  | 1441 Redman Blvd | St Louis | 46   | 39  | \$78,000 | 347            | 171          | 8                | 5                    | 349          | 16                | 31              | 14             | 450         |

### Cross Property Condensed

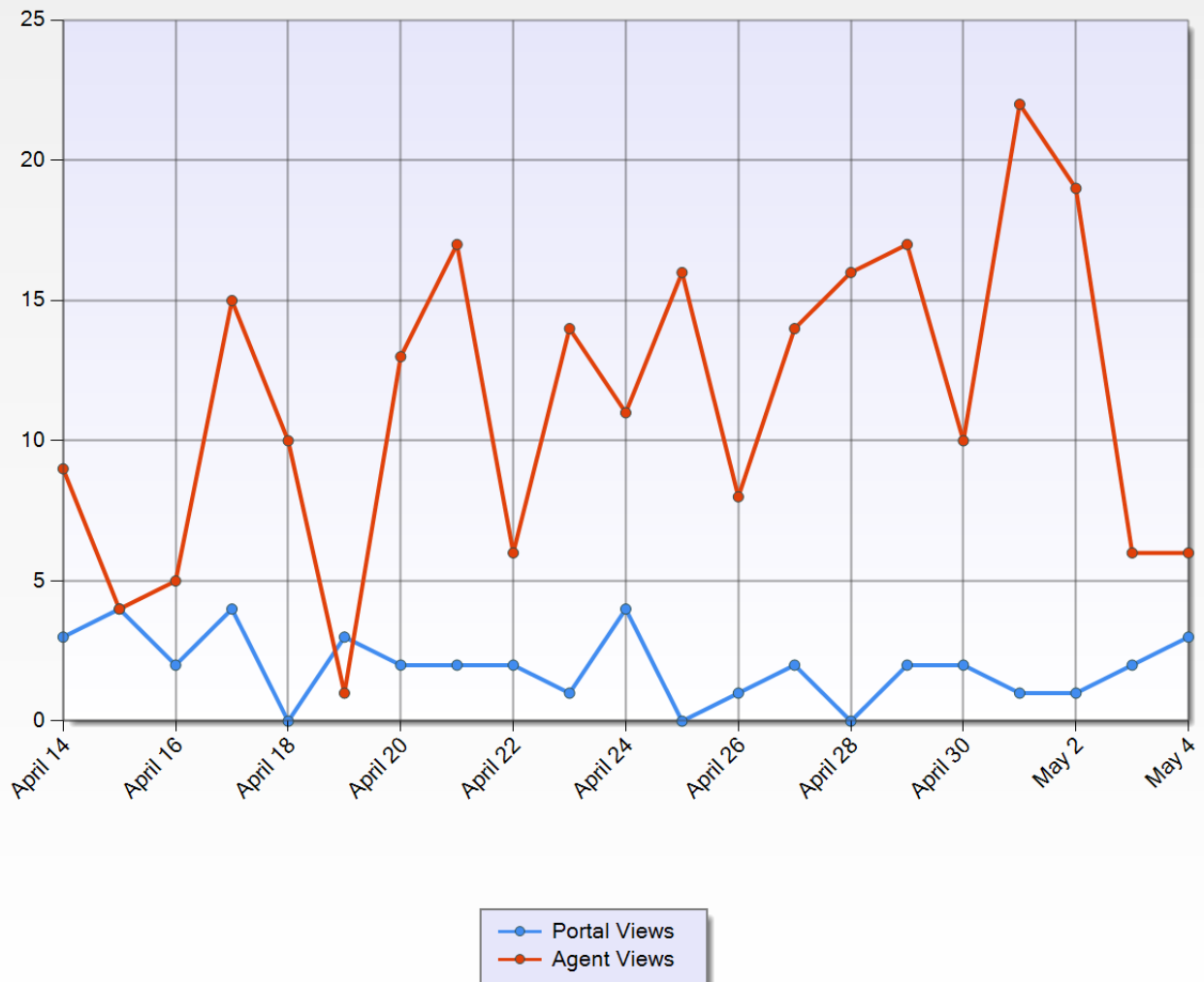
**1441 Redman Blvd, St Louis 63138-2547**



|                |                                   |          |                |          |                 |          |                 |
|----------------|-----------------------------------|----------|----------------|----------|-----------------|----------|-----------------|
| MLS #:         | <a href="#">20000140</a>          | Status:  | <b>A</b>       | Stat Dt: | <b>03/27/20</b> | List Pr: | <b>\$78,000</b> |
| Area:          | <b>46</b>                         | Bd:      | <b>3</b>       | Sq Ft:   | <b>900</b>      | Sell Pr: |                 |
| Muni/Twp:      | <b>Unincorporated</b>             | Pr/SqFt: | <b>\$86.67</b> | CDOM:    | <b>39</b>       | Age:     | <b>56</b>       |
| GA/CR:         | <b>1/0</b>                        | Bth:     | <b>2 (1 1)</b> | Acre:    | <b>.172</b>     |          |                 |
| Style/Desc:    | <b>1 Story/Bungalow / Cottage</b> |          |                |          |                 |          |                 |
| SubD:          | <b>Northdale 2</b>                |          |                |          |                 |          |                 |
| Schl District: | <b>Hazelwood</b>                  |          |                |          |                 |          |                 |

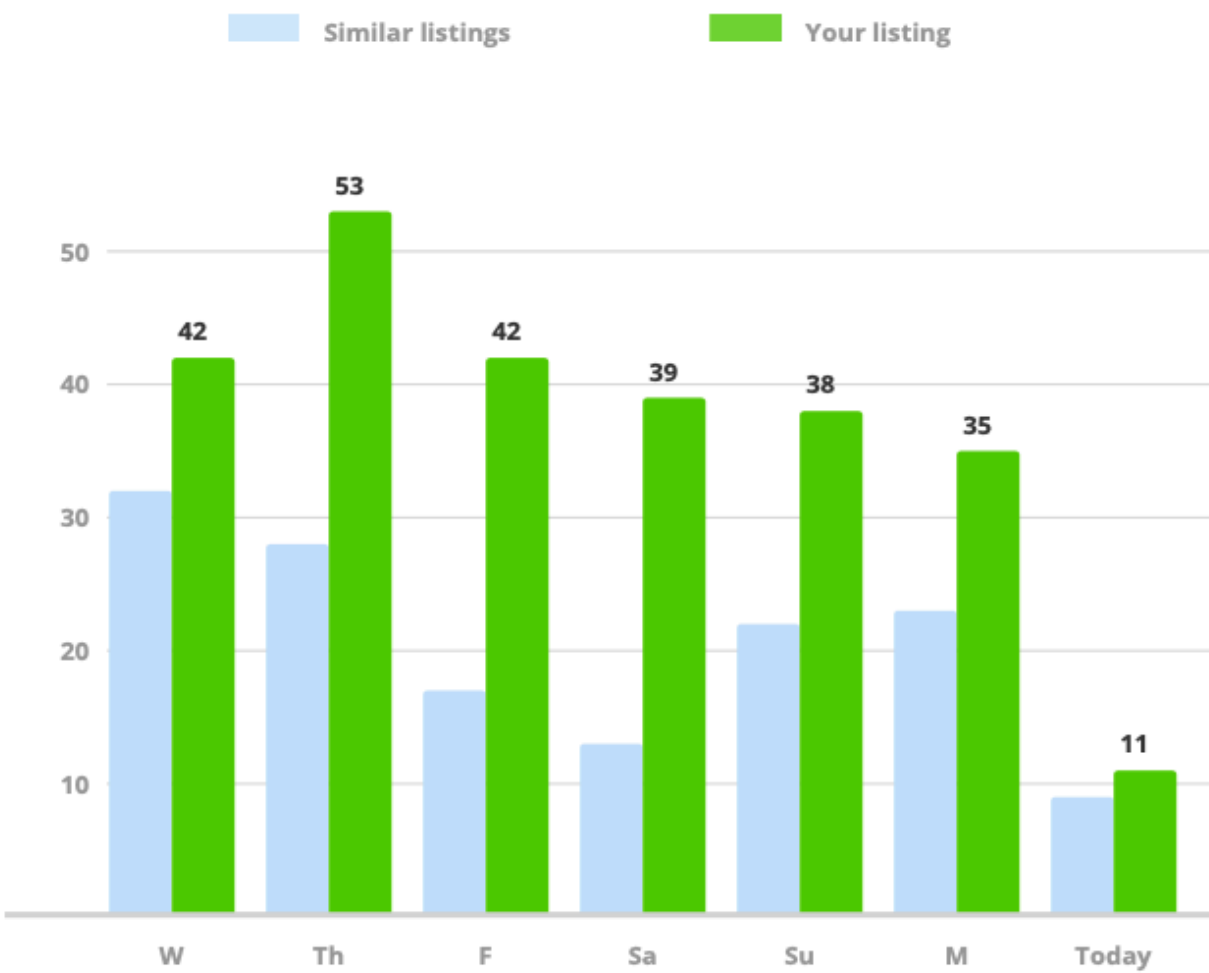
#### Search Criteria

Status is one of 'Active', 'Active Under Contract', 'Contingent No Kickout', 'Contingent Short Sale', 'Option', 'Coming Soon'  
Listing Agent ID is 'MBNETTEM'  
Listing Co-Agent MLS ID is 'MBNETTEM'  
Selected 1 of 20 results.

 **Historical Views for 1441 Redman Blvd**

Time on Zillow **38 days** | Views **1,225** | Saves **106**

This Week Last 30 Days





# MARIS



**Mike B Nettemeyer Sr**  
Keller Williams Realty Chesterfield  
(636) 614-5132  
mike@thenettgroup.com

## Listing Activity Report

1441 Redman Boulevard, St Louis, MO 63138

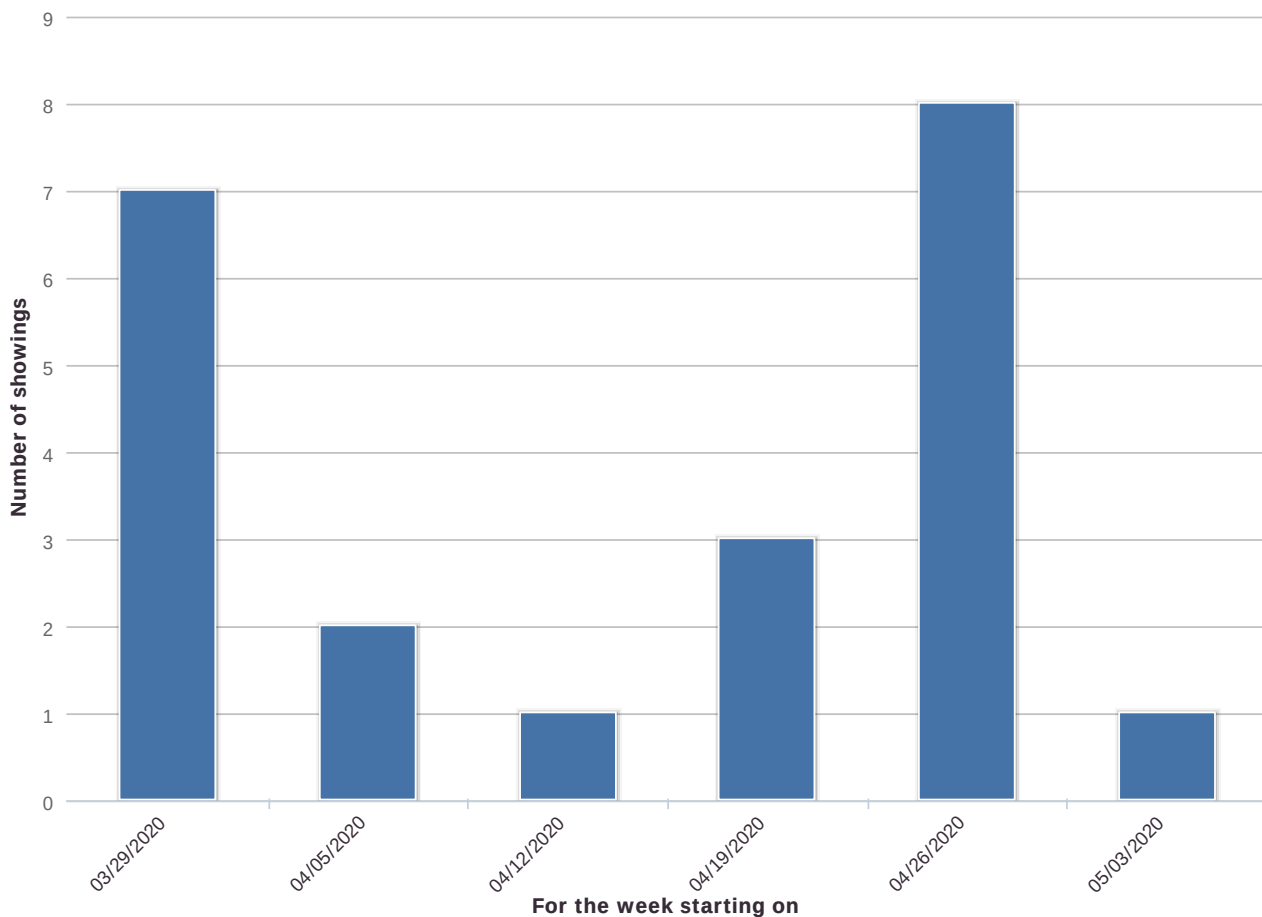
Snapshot for Mar 27, 2020 - May 03, 2020



Listing ID: 20000140  
Address: 1441 Redman Boulevard, St Louis, MO 63138  
Price: \$78,000  
Status: ACTIVE

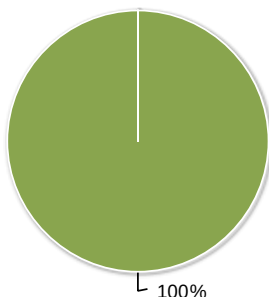
Total number of appointments: 22  
Appointments in the last 30 days: 15  
Appointments in the last 7 days: 7  
Total number of agent previews: 0  
Total number of agent inquiries: 0

### Appointments Per Week



## Feedback at a Glance

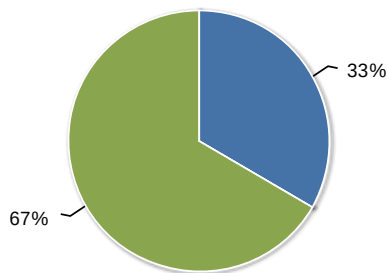
**Is your client interested in writing an offer on this listing?**



Very (0)  
Maybe (0)  
Not interested (5)

\* 5 responses

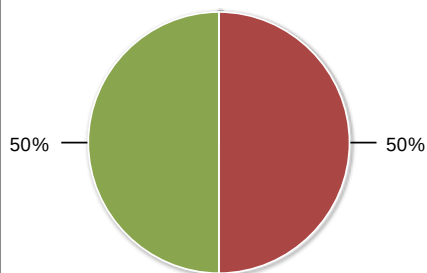
**Please rate your overall experience at this showing.**



Excellent (1)  
Good (0)  
Fair (2)  
Poor (0)

\* 3 responses

**Please rate this listing (5=Best; 1=Worst):**



5(Best) (0)  
4 (1)  
3 (1)  
2 (0)  
1(Worst) (0)

\* 2 responses

## Feedback Responses

| Activity Details                                                                                                                                                                                                                                     | Received                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|
| Showing<br>05/03/2020 10:45 AM - 11:00 AM                                                                                                                                                                                                            | 05/03/2020 11:01 AM              |
| Is your client interested in writing an offer on this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          | Not interested                   |
| Showing<br>05/01/2020 2:15 PM - 2:30 PM                                                                                                                                                                                                              | 05/02/2020 06:07 PM              |
| Is your client interested in writing an offer on this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: | Not interested<br>Excellent<br>4 |
| Showing<br>04/28/2020 6:00 PM - 6:15 PM                                                                                                                                                                                                              | 04/29/2020 01:11 AM              |

| Activity Details                                                                                                                                                                                                                                     |  | Received                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|------------------------------------------------------------------------------------------------------|
| Is your client interested in writing an offer on this listing?<br>Please rate your overall experience at this showing.<br>COMMENTS/RECOMMENDATIONS:                                                                                                  |  | Not interested<br>Fair<br>Too small for client. Neighbors back yard also a turn off.                 |
| Showing<br>04/10/2020 3:15 PM - 3:45 PM                                                                                                                                                                                                              |  | 04/17/2020 11:44 AM                                                                                  |
| Is your client interested in writing an offer on this listing?<br>Please rate your overall experience at this showing.<br>Your (and your client's) opinion of the price:<br>Please rate this listing (5=Best; 1=Worst):<br>COMMENTS/RECOMMENDATIONS: |  | Not interested<br>Fair<br>Too high<br>3<br>Client was not interested. Thank you for letting me show. |
| Showing<br>03/29/2020 9:30 AM - 10:30 AM                                                                                                                                                                                                             |  | 03/30/2020 04:41 PM                                                                                  |
| Is your client interested in writing an offer on this listing?<br>COMMENTS/RECOMMENDATIONS:                                                                                                                                                          |  | Not interested<br>Decided wants something bigger                                                     |

| Listing Activity Details                                                                            |                                |          |
|-----------------------------------------------------------------------------------------------------|--------------------------------|----------|
| Activity Type                                                                                       | Activity Date                  | Comments |
|  Past Showing       | 05/03/2020 10:45 AM - 11:00 AM |          |
|  Past Showing       | 05/02/2020 11:30 AM - 12:15 PM |          |
|  Canceled Showing  | 05/02/2020 10:00 AM - 11:00 AM |          |
|  Past Showing     | 05/01/2020 3:00 PM - 3:30 PM   |          |
|  Past Showing     | 05/01/2020 2:15 PM - 2:30 PM   |          |
|  Past Showing     | 04/30/2020 6:35 PM - 6:55 PM   |          |
|  Past Showing     | 04/30/2020 5:20 PM - 5:35 PM   |          |
|  Past Showing     | 04/28/2020 6:00 PM - 6:15 PM   |          |
|  Past Showing     | 04/26/2020 12:30 PM - 1:30 PM  |          |
|  Canceled Showing | 04/26/2020 11:00 AM - 11:15 AM |          |
|  Past Showing     | 04/26/2020 10:45 AM - 11:00 AM |          |
|  Past Showing     | 04/23/2020 2:00 PM - 2:15 PM   |          |
|  Past Showing     | 04/21/2020 5:00 PM - 6:00 PM   |          |
|  Past Showing     | 04/20/2020 1:00 PM - 1:30 PM   |          |
|  Canceled Showing | 04/18/2020 11:00 AM - 1:00 PM  |          |
|  Past Showing     | 04/13/2020 1:30 PM - 1:45 PM   |          |
|  Past Showing     | 04/10/2020 3:15 PM - 3:45 PM   |          |
|  Past Showing     | 04/10/2020 11:30 AM - 12:30 PM |          |

| Activity Type                                                                                  | Activity Date                  | Comments |
|------------------------------------------------------------------------------------------------|--------------------------------|----------|
|  Past Showing  | 04/04/2020 12:00 PM - 12:15 PM |          |
|  Past Showing  | 03/31/2020 5:30 PM - 6:20 PM   |          |
|  Past Showing  | 03/30/2020 6:30 PM - 6:45 PM   |          |
|  Past Showing  | 03/29/2020 4:45 PM - 6:45 PM   |          |
|  Past Showing  | 03/29/2020 4:15 PM - 4:45 PM   |          |
|  Past Showing  | 03/29/2020 12:30 PM - 12:45 PM |          |
|  Past Showing  | 03/29/2020 9:30 AM - 10:30 AM  |          |
|  Status Change | 03/27/2020 1:11 PM             |          |
|  New Listing   | 03/27/2020                     |          |